



THE A-TEAM

RE/MAX FIRST

33 ERIN WOODS Circle, Calgary T2B 3C9

MLS®#: A2155456 Area: Erin Woods Listing Date: 08/09/24 List Price: \$379,900
Status: Active County: Calgary Change: -\$10k, 03-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1990
Lot Information
Lot Sz Ar: 3,713 sqft
Lot Shape:

DOM

103
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Modular Home

Parking

Ttl Park: 2
Garage Sz:

Access:

Lot Feat: Backs on to Park/Green Space,Cul-De-Sac,No Neighbours Behind
Park Feat: Driveway,On Street,Parking Pad

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction: Metal Siding
Flooring: Carpet,Laminate,Linoleum
Water Source:
Fnd/Bsmt: Other,See Remarks
Kitchen Appl: Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings
Int Feat: Ceiling Fan(s),High Ceilings,Soaking Tub,Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Bedroom, Laundry, and 4pc Bathroom.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9011496

Zoning:
R-MH

Remarks

Pub Rmks: **This 3-bedroom home offers over 1,470 sq ft of comfortable living space. Situated in a peaceful cul-de-sac with only one neighbour, it backs onto beautiful green space, providing privacy and tranquility. Don't miss this opportunity to own a well-maintained home in a desirable area with no condo or lease fees. Spacious kitchen with plenty of room for a dining table. Vaulted ceilings for an airy, open feel. Three generous sized bedrooms including the huge primary bedroom with a large ensuite. Two living rooms so your kids can have their own private space to watch movies or do some gaming. Brand new Bradford White hot water tank. Ample storage outside with 3 sheds. Plenty of street parking. Great location, close to all amenities and easy access. Call your realtor today for a showing!**

Inclusions: **3 sheds, window air conditioning units(not attached) x 2**

Property Listed By: **RE/MAX Key**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123